

# Energy performance certificate (EPC)

36, Middlebrook Road HIGH WYCOMBE HP13 5NJ	Energy rating <b>E</b>	Valid until: <b>14 November 2026</b>
		Certificate number: <b>8596-9454-3829-2197-2963</b>

**Property type** Detached house

**Total floor area** 105 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76 C
55-68	<b>D</b>		
39-54	<b>E</b>	46 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, with internal insulation	Good
Roof	Pitched, 25 mm loft insulation	Poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in 38% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

## Primary energy use

The primary energy use for this property per year is 356 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend **£1,501 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £649 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 20,544 kWh per year for heating
- 1,660 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

<b>An average household produces</b>	6 tonnes of CO2
<b>This property produces</b>	8.0 tonnes of CO2
<b>This property's potential production</b>	3.3 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

# Changes you could make

▶ [Do I need to follow these steps in order?](#)

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## Step 1: Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £77

Potential rating after completing step 1 **48 E**

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## Step 2: Flat roof or sloping ceiling insulation

Typical installation cost £850 - £1,500

Typical yearly saving £91

Potential rating after completing steps 1 and 2 **52 E**

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## Step 3: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £311

Potential rating after completing steps 1 to 3 **62 D**

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## Step 4: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £61

Potential rating after completing steps 1 to 4 **64 D**

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## Step 5: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £41

Potential rating after completing steps 1 to 5 **65 D**

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## Step 6: Low energy lighting

Typical installation cost £50

Typical yearly saving £34

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Potential rating after completing steps 1 to 6

67 D

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## Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£32

Potential rating after completing steps 1 to 7

68 D

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## Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£285

Potential rating after completing steps 1 to 8

76 C

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## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

[Find ways to save energy in your home.](#)

## Who to contact about this certificate


### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

**Assessor's name**

John Allies

**Telephone**

0118 9776905 

**Email**

[john.allies@btinternet.com](mailto:john.allies@btinternet.com)

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.


**Accreditation scheme**

Quidos Limited

**Assessor's ID**

QUID201052

**Telephone**

01225 667 570 


**Email**

[info@quidos.co.uk](mailto:info@quidos.co.uk)

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	15 November 2016
<b>Date of certificate</b>	15 November 2016
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [duhc.digital-services@levellingup.gov.uk](mailto:duhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748  (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### **OGI**

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